

(RA-85-197)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 1131

ADOPTED ON JULY 9, 1985

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO CERTIFYING THAT THE
AGENCY HAS REVIEWED AND CONSIDERED THE
ENVIRONMENTAL IMPACT SECONDARY STUDY
PERTAINING TO THE THIRD AMENDMENT TO THE
COLUMBIA REDEVELOPMENT PLAN AND INFORMATION
CONTAINED IN CERTAIN ENVIRONMENTAL IMPACT
REPORTS WITH RESPECT TO THE PROPOSED THIRD
AMENDMENT, AND MAKING CERTAIN FINDINGS AND
DETERMINATIONS REGARDING THE ENVIRONMENTAL
IMPACTS OF SAID PROPOSED THIRD AMENDMENT.

WHEREAS, the Redevelopment Agency of The City of San Diego
(the "Agency") is engaged in activities necessary to carry out
and implement the Redevelopment Plan for the Columbia

Redevelopment Project (the "Project"); and

WHEREAS, the following environmental documents have been prepared in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Project:

1. Supplemental Environmental Impact Report on the Columbia Subarea Redevelopment Plan (EQD No. 76-09-39C), prepared by the Environmental Quality Department of The City of San Diego in October 1976, submitted to the Agency as part of the Report to the Council of The City of San Diego (the "Council") on the proposed Redevelopment Project and certified by the Agency on December 10, 1976 (Resolution No. 310);

2. Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects ("MEIR"), certified by the Agency and the Council on January 9, 1979 by Resolution Nos. 418 and R-222570, respectively;

3. Final Environmental Impact Statement prepared for the Marina/Columbia Residential Development (EIS Identification No. 13-79-M/c-06-0542) pursuant to Title I of the Housing and Community Development Act of 1974 certified on May 3, 1979;

4. Secondary Study Pertaining to the First Amendment to the Redevelopment Plan for the Marina Redevelopment Project, certified by the Agency on June 9, 1980 by Resolution No. 563 and the Council on August 4, 1980 by Ordinance No. O-15307 (New

Series);

5. Supplement to the Environmental Impact Reports for the Columbia Redevelopment Project for the proposed Convention Center/Hotel Complex, certified by the Agency and the Council on October 28, 1980 by Resolution Nos. 608 and R-253001, respectively;

6. Supplemental Environmental Impact Report for the Columbia and Marina Redevelopment Projects: Santa Fe Properties Development Plan, certified by the Agency and the Council on April 12, 1983 by Resolution Nos. 837 and R-15954, respectively; and

WHEREAS, the Agency proposes to approve and adopt a Third Amendment to the Redevelopment Plan for the Columbia Redevelopment Project (the "Third Amendment") which increases the Floor Area Ratio (the "FAR") permitted for the development of one block in the Project area; and

WHEREAS, the Centre City Development Corporation, Inc. ("CCDC"), acting on behalf of the Agency, has prepared an "Environmental Impact Secondary Study Pertaining to the Third Amendment to the Columbia Redevelopment Plan" (the "Secondary Study") in accordance with and pursuant to the California Environmental Quality Act of 1970 ("CEQA") and State and local guidelines and regulations adopted pursuant thereto, to assess

the environmental impacts resulting from the increased FAR proposed by the Third Amendment and to determine if the proposed Third Amendment will have significant effects on the environment in addition to those identified in the previous environmental documents certified for the Project area; and

WHEREAS, the Agency has considered the environmental effects of the proposed Third Amendment as shown in the Secondary Study and said previous environmental documents; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The City of San Diego, as follows:

1. The Agency hereby certifies that the Environmental Impact Secondary Study pertaining to the Third Amendment to the Redevelopment Plan for the Project has been prepared and completed in compliance with the California Environmental Quality Act of 1970 and State and local regulations and guidelines adopted pursuant thereto.

2. The Agency hereby further certifies that the information contained in said Secondary Study and the environmental assessment documents referenced therein has been reviewed and considered by the Agency members.

3. The Agency hereby finds and determines that:

- a. The proposed Third Amendment to the Columbia Redevelopment Plan and corresponding development pursuant

thereto will cause no substantial changes in the Project, or the circumstances under which the Project is to be undertaken, which would require major or important revisions in the previous environmental assessment documents prepared for the Project.

b. The information specific to the proposed Third Amendment and associated development does not indicate any of the following:

(1) The Project will have one or more significant effects not discussed in the previous environmental assessment document;

(2) Significant effects previously examined will be substantially more severe than shown in the previous environmental assessment documents;

(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Projects; or

(4) Mitigation measures or alternatives which were not previously considered in the environmental documents for the Project would substantially lessen one or more significant effects on the environment.

c. Development pursuant to the Third Amendment will

have no significant effect on the environment, except as identified and considered in the environmental assessment documents previously prepared for the Project and referenced in the Secondary Study.

d. No negative declaration, subsequent environmental impact report or supplement or addendum to any previous environmental assessment document referenced in the Secondary Study is required.

4. The Agency further finds and determines that the adverse environmental impacts identified in the Secondary Study and the previous environmental assessment documents with respect to scenic views, light and glare, transportation and circulation, parking, municipal services, energy and public services (Secondary Study, pp. 16-21) will not have a significant effect on the environment because mitigation measures have been included in the previous environmental assessment documents and will be incorporated into development under the Third Amendment which mitigates or avoids the identified adverse environmental impacts.

5. Based upon the Secondary Study and other documents and information in the record, the Agency hereby approves and adopts the Secondary Study and the environmental assessment documents referenced therein for the proposed Third Amendment to the Redevelopment Plan for the Project.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

JSG:ta:613.2

6/28/85

Or.Dept:CCDC

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